

**Black Point Beach Club Association  
Board of Governors  
Regular Meeting  
Friday, May 24, 2013  
6:30 PM  
6 Sunset Avenue, Niantic, CT 06357**

A Regular Meeting of the Black Point Beach Club Board of Governors was held on Friday, May 24, 2013 at 6:30 p.m. at the Black Point Beach Association Clubhouse located at 6 Sunset Avenue, Niantic, Connecticut.

Present: Tom Kelly, Chair; Mary Cahill, Vice Chair; Nancy Flynn,  
Dr. Brendan Fox, Phil Hagaman, Jim Pillion

Also Present: Tom Sheehan, Association Manager  
Carolyn Boyle, Treasurer  
Ruth Ames, Tax Collector  
Cathleen Special, Secretary

**1. Call to Order and Attendance**

Chairman Kelly called the meeting to order at 6:35 p.m. A quorum was present.

**1.a. Introduction of Ms. Ruth Ames, Tax Collector**

Mr. Kelly introduced Ms. Ames.

**1.b. Additional Agenda Items**

None.

**1.c. Amendment to Minutes of March 23, 2013**

Mr. Kelly recommended that Section 3 of the minutes of the Board of Governors Regular Meeting held March 23, 2013 be amended as follows:

The line "The Board explained that he will receive his salary plus expenses(.)" should be replaced with "**The Board explained that the Tax Collector position is paid \$7,000 plus reimbursement for postage, printing and other sundry expenses.**"

**\*\* MOTION [1]**

**Dr. Fox made a motion to approve the March 23, 2013 Regular Meeting Minutes of the Board of Governors as amended.**

**Ms. Flynn seconded the motion.**

**Vote: 6 – 0 – 0. Motion passed.**

**1.d. Amendment to Minutes of April 26, 2013**

Ms. Cahill recommended that the minutes of the Board of Governors Regular Meeting held April 26, 2013 be amended to add language as follows:

**\*\*MOTION (2)**

Mr. Hagaman made a motion to accept the budget at the 1.65 mil rate for 2013-14. Dr. Fox seconded the motion.

Vote: 3 – 1 – 1. **Ms. Cahill opposed.** Dr. Fox abstained. Motion passed.

**\*\*MOTION (4)**

Mr. Kelly made a motion to leave Executive Session and return to the Regular Meeting at 8:35 p.m. **No action taken.**

Ms. Cahill seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

**\*\*MOTION (2)**

**Dr. Fox made a motion to approve the April 26, 2013 Regular Meeting Minutes of the Board of Governors as amended.**

**Ms. Flynn seconded the motion.**

**Vote: 6 – 0 – 0. Motion passed.**

**2. Reports**

‡ **Association Manager's Report – Tom Sheehan**

Mr. Sheehan provided an abbreviated report in anticipation of the following day's Annual Meeting.

Mr. Danny Delmastro requested permission to make the Sea View right of way more attractive as his own expense. Mr. Sheehan clarified that the repairs may be made, but the Association will retain ownership of the property. Someone has been telling Mr. Delmastro's workers to stop their work or the police will be called. Mr. Sheehan will prepare a note giving permission to Mr. Delmastro to continue the approved work in that area.

Mr. Pillion commended Mr. Sheehan for the excellent work he has done for the Association.

‡ **Treasurer's Report – Carolyn Boyle**

Ms. Boyle reported that as a condition of renewing the insurance bond, the insurance company is requiring that checks have two signers. Mr. Sheehan will be the second signer. Mr. Sheehan will approve the bills; Ms. Boyle will write and sign checks; Mr. Sheehan will also sign the checks; and Ms. Boyle will mail them.

Ms. Boyle referred to the financial report and noted a few items:

Under Income:

- ‡ A few more zoning applications have been received, but we may not reach the budgeted amount.
- ‡ Lien notices or reminders were sent out, but no additional deposits have been received.
- ‡ We have had a few club rentals but are currently \$800 under budget.
- ‡ 'Miscellaneous' shows a net figure after Black Point equipment was sold and the clubhouse kitchen was updated.
- ‡ Total income is \$200,251.

Under Expenses:

- ‡ Ms. Boyle received the preliminary draft of the audit. The auditor apologized for being so late with the report. That will be a \$2,500 bill.
- ‡ We received a bill from Waller, Smith & Palmer for the Lowney suit. Mr. Hagaman noted that the case has been argued and is awaiting decision.
- ‡ The repairs to the tennis courts came in over budget but everything is paid.
- ‡ Utilities are also over budget. Mr. Sheehan is working with Osterman regarding the propane rates.
- ‡ Waterfront Maintenance is over budget by over \$8,000. That amount will increase because more bills are expected for storm damage repair.
- ‡ Miscellaneous is over budget. The parking tags were paid from this fund.
- ‡ Personnel will be on budget. We are now on a monthly payroll system.

Ms. Cahill asked if the auditor reported any remaining funds from 2011-2012. Ms. Boyle answered that the auditor's preliminary draft recommends reallocating funds held in what they call a "capital project fund," which is the long-term capital that the Association has been building. The general fund balance as of June, 2012 was \$18,835. We also had \$17,774, for an approximate total of \$36,000.

‡ **Tax Collector – Ruth Ames**

Ms. Ames distributed samples of the tax bills she prepares and her process for collecting and reporting. She handles the printing and mailing herself. She will keep track of the parking tag assignments. Ms. Ames calculated a grand list total of \$136,216,720, which differs slightly from the number she was given. Using a 1.65 mil rate, the collection should be \$224,757.59.

Ms. Cahill suggested that Ms. Ames review the Tax Collector job description for accuracy.

Ms. Ames noted that there are 4 or 5 foreclosures; the Town is foreclosing on 3 of those. She suggested that we piggyback those foreclosures.

Mr. Kelly will provide Ms. Ames with a list of delinquencies.

‡ **Chair's Report – Tom Kelly**

A formal agenda is not prepared for the Annual Meeting. Mr. Kelly plans on updating the membership on the Millstone dry cask storage matter.

‡ **Ex Officio to Zoning – Mary Cahill**

Three people were interviewed for the position of Zoning Enforcement Officer. The job was offered to one of the interviewees but he declined, apparently having taken another job. As of now, Ned Cosgrove is still the Interim Zoning Enforcement Officer.

‡ **Ex Officio to Zoning Board of Appeals – Tom Kelly**

The only outstanding matter is the Lowney case. Mr. Kelly will provide updates at Board meetings as the matter progresses.

**3. New Business**

‡ **Redesign of BPBC website**

Streamlined Development submitted a proposal for updating the website. They would redesign the website in a format that could easily be transferred to the Association for daily management. Streamlined Development would remain as host and consultant. There would be a one-time cost of \$1,800 and a yearly fee of \$224.99.

**\*\*MOTION (3)**

**Dr. Fox made a motion to approve the redesign of the Black Point website per the Streamlined Development proposal dated April 21, 2013.**

**Ms. Flynn seconded.**

**Vote: 6 – 0 – 0. Motion passed.**

‡ **Copier**

Mr. Ned Cosgrove commented at a previous meeting that the copier was not working properly. Mr. Sheehan will check on it.

**4. Old Business**

‡ **Request by Mr. David Kenney regarding flower cart**

Mr. Kenney asked if he could put a flower cart either on his property or Black Point Realty property. Jim Meyer is not opposed to it being on the Black Point Realty property if it is approved by the Board. The cart would be removed every day; it would be on the property 11am-4pm. The Board is opposed to the flower cart because of narrow roads and traffic concerns. Mr. Pillion suggested that Mr. Kenney approach the store about setting up the cart there.

‡ **Request by Ms. Debbie Sinning regarding no smoking rule on beaches**

This would be too difficult to enforce.

‡ **Request by Mr. Bob Shea regarding golf carts**

Mr. Sheehan received a letter from Mr. Paul Formica, First Selectman, stating that when the Town addressed the issue two years ago it was decided that the safety issues overrode the convenience issues.

↓ **Other**

Dr. Fox inquired about the Bellaire right of way. Mr. Sheehan will purchase benches, but will time the purchase so it is applied to the 2013-14 budget.

**5. Communications**

Correspondence is kept with a monthly log. Members may contact the Secretary if they would like to see it.

**6. Committee Reports**

None

**7. Public Comments**

None

**8. BOG Response**

None

**9. Executive Session**

Not necessary

**10. Adjournment**

**\*\*MOTION (4)**

**Mr. Hagaman made a motion that the Board of Governors Regular Meeting of May 24, 2013 adjourn at 7:20 p.m.**

**Ms. Cahill seconded.**

**Vote: 6 – 0 – 0. Motion passed.**

Respectfully submitted,

Cathleen Special  
Secretary